

BURBANK INDUSTRIAL PARK
FOR SALE & LEASE

#37 - 27123 HIGHWAY 597, LACOMBE COUNTY



LOCATION:

Burbank
Industrial Park



PROPERTY SIZE:

9,432 Sq Ft
2.43 Acres



ZONING:

I-BI - Business
Industrial District



LEASE PRICE:

\$12 Per SF
NNN - \$2.31 PSF



SALE PRICE:

\$1,800,000
+ Taxes

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

#37 27123 HIGHWAY 597

WELL MAINTAINED INDUSTRIAL SHOP FOR LEASE

9,432 Sq Ft industrial building situated on 2.43 Acres of land in Burbank Industrial Park, Lacombe County. This property includes:

- » **2,304 SF of office space**
 - Front reception area
 - Three private offices
 - Two 2-piece washrooms
 - Staff lunchroom
 - Storage room & utility room
- » **5,033 SF of shop space contains:**
 - Three overhead doors
 - 1x (20'x14')
 - 1x (16'x14')
 - 1x (12'x12')
 - 24' Ceilings
 - 600 Amp/240 Volt services
 - Radiant heaters
 - HVAC system
- » **2,095 SF of added on storage space that contains:**
 - 12'x14' OH Door
- » **Fully fenced yard**
- » **2.43 Acres of gravelled yard**
- » **18x outside hitching posts**
- » **Easy access to Highway 2A**
- » **Zoning = I-BI - Business Industrial**
- » **Additional Quonset on site**
- » **Paved parking in the front**

Additional cost for this shop is estimated \$2.31 Per SF for 2024.



PROPERTY DETAILS

PROPERTY DETAILS

MUNICIPAL:	#37 27123 HWY 597, Lacombe County
LEGAL LAND DESCRIPTION:	Lot: 8, Block: 1 Plan: 9824780
TOTAL SIZE:	Total Size of Building & yard SF of Shop = ±9,432 SF Size of property = 2.43 acres
YEAR BUILT:	2000
ZONING:	I-BI - Business Industrial District
PARKING:	Ample parking on gravelled lot

FINANCIAL DETAILS

FOR LEASE

LEASE PRICE:	\$12.00 PSF/ \$9,432.00 Monthly
NNN:	\$2.31 PSF / \$1,815.66 Monthly
TOTAL:	\$11,247.66

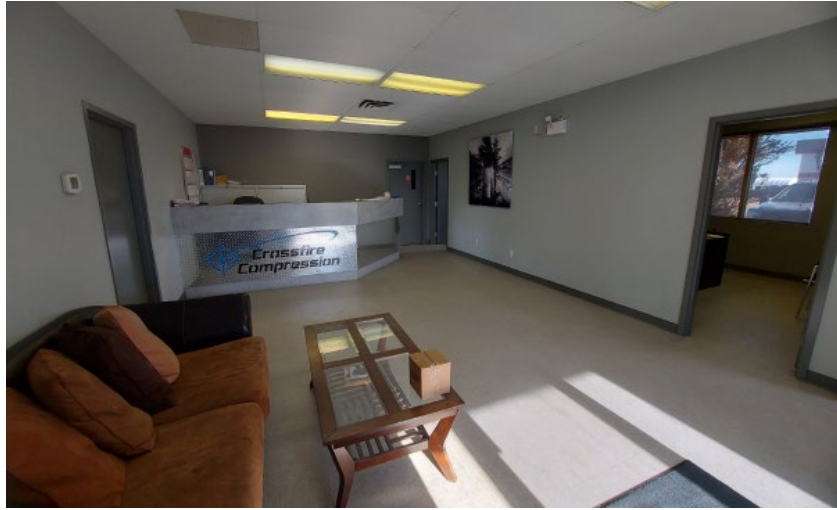
*Plus GST

FOR SALE

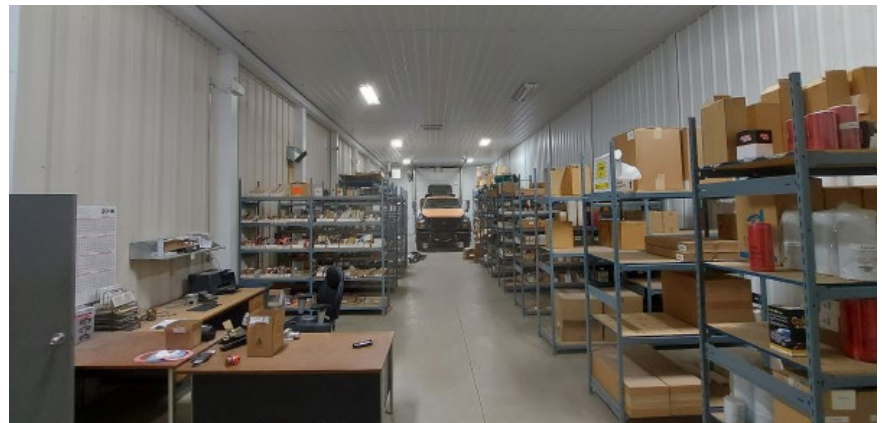
SALE PRICE:	\$1,800,000.00
TAXES:	\$11,546.00 for 2024

*Plus GST

PROPERTY TOUR



PROPERTY FLOOR PLAN & PHOTOS



MORE PROPERTY PHOTOS



LOCATION / MAP



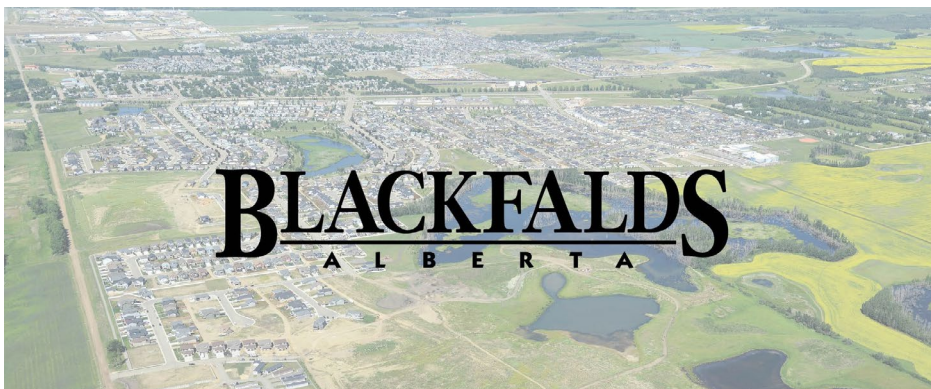
BLACKFALDS, ALBERTA

A City in Central Alberta, Canada, located approximately 13.3 kilometers North of Red Deer along Highway 2A. Distances from major cities:

Edmonton - 141 Kilometers

Calgary - 163 Kilometers

Red Deer - 13.5 Kilometers



**CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE**



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

CHRIS LEVIA
403 506 2751
chris@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/ Marketing
annika@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com